

**PLANNING DEPARTMENT
DEVELOPMENT SERVICES DIVISION
600 2nd Street NW, Ground Floor, 87102
P.O. Box 1293, Albuquerque, NM 87103
Office (505) 924-3946**

OFFICIAL NOTIFICATION OF DECISION

Argus Jefferson Partners, LLC. /
Indy Square SBUX, LLC.
4700 Montgomery Blvd NE, Suite 200
Albuquerque, NM 87109

Project# PR-2019-002248
Application#
SD-2023-00229 PRELIMINARY/FINAL PLAT

LEGAL DESCRIPTION:

For all or a portion of:

LOTS 2 AND 3, INDEPENDENCE SQUARE
zoned **NR-LM**, located at **6715 JEFFERSON ST**
NE between OSUNA RD NE and ELLISON ST
NE containing approximately **1.7897** acre(s).
(E-17)

On December 20, 2023, the Development Hearing Officer (DHO) held a public hearing concerning the above-referenced application and approved the request, based on the following Findings:

1. This is a request to adjust the boundaries of two existing lots in the Independence Square subdivision, creating two new lots (Lot 2-A at 0.9686-acres in size and Lot 3-A at 0.8211-acres in size).
2. The subject property is in the NR-LM (Non-Residential – Light Manufacturing) zone district and has no special overlay zone nor center or corridor designation. The subject property is in an Area of Change.
3. The applicant fulfilled the notice requirements per Table 6-1-1 of the IDO by contacting the Avalon Neighborhood Association and the South West Alliance of Neighborhoods.
4. The review and decision criteria for a Preliminary/Final Plat were met per 6-6(K)(3) of the IDO.
5. Signatures from the surveyor, property owner(s), the City Surveyor, the utility companies, and AMAFCA are provided on the Plat as required.

Official Notice of Decision

Project # PR-2019-002248 Application# SD-2023-00229

Page 2 of 2

6. Per 6-6(K)(2)(I), after approval by the DHO, the Applicant shall record the Plat with the Bernalillo County Clerk within 3 months after the date of the final signature on the Plat, or the Plat shall be voided.

Conditions:

Final sign-off of the Plat by the DFT staff is conditioned as follows:


- a. The project and application numbers must be added to the Plat.
- b. The DXF file approval from AGIS must be added to the file.
- c. The date of DHO approval must be added to the Plat.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DHO's decision or by **January 8th, 2024**. The date of the DHO's decision is not included in the 15-day period for filing an appeal, and if the 15th day falls on a Saturday, Sunday, or Holiday, the next working day is considered the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(V) of the Integrated Development Ordinance (IDO). Appeals should be submitted via email to PLNDRS@CABQ.GOV (if files are less than 9MB in size). For files larger than 9 MB in size, please send an email to PLNDRS@cabq.gov and request that staff send you a link via Smartfile to upload the files to. A Non-Refundable filing fee will be calculated and you will receive instructions about paying the fee online.

You will receive a notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permits prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



David S. Campbell, J.D.
Development Hearing Officer

DSC/rw

CSI – Cartesian Surveys, Inc, P.O. Box 44414, Rio Ranch, NM 87174







PR-2019-002248_December_20_2023 - Notice of Decision

Final Audit Report

2023-12-22

Created:	2023-12-22
By:	Jay Rodenbeck (jrodenbeck@cabq.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAeuec4gr0eJ0t7hKrcCWDzluNPnMZuKI5

"PR-2019-002248_December_20_2023 - Notice of Decision" History

-  Document created by Jay Rodenbeck (jrodenbeck@cabq.gov)
2023-12-22 - 10:38:55 PM GMT - IP address: 198.206.237.4
-  Document emailed to david@davidscampbell.com for signature
2023-12-22 - 10:39:59 PM GMT
-  Email viewed by david@davidscampbell.com
2023-12-22 - 11:24:46 PM GMT - IP address: 73.173.247.195
-  Signer david@davidscampbell.com entered name at signing as David S. Campbell
2023-12-22 - 11:25:58 PM GMT - IP address: 73.173.247.195
-  Document e-signed by David S. Campbell (david@davidscampbell.com)
Signature Date: 2023-12-22 - 11:26:00 PM GMT - Time Source: server- IP address: 73.173.247.195
-  Agreement completed.
2023-12-22 - 11:26:00 PM GMT